



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Tuesday, October 4, 2016 4:00 – 6:00 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Barbara Saperstone, Waterford Place
Nina Randolph, Founders Park
Adam Hayes, EYA (RTS) Representative
Casey Frazier, JFW Inc. (ODBC) Representative

Staff Members in Attendance:

Pete Mensinger, Code Administration
Lisa Jaatinen, Chief of Infrastructure ROW, Transportation & Environmental Services
Daphne Kott, Civil Engineer IV, Department of Planning Implementation
Emilio Pundavela, Civil Engineer IV, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Bill Skrabak, Deputy Director, Transportation & Environmental Services

1. Opening Remarks & Acceptance of September Meeting Notes

- John Bordner opened the meeting by welcoming everyone and asked that everyone introduce themselves. He noted the recent passing of former and longtime Planning Commissioner, Stu Dunn.
- Mr. Bordner asked if there were any changes to the September meeting notes. None were noted and the meeting notes were approved as submitted. The Draft meeting notes will be replaced with adopted meeting notes on the Group's web page.

2. Take-a-Ways from September Meeting

- **Charlotte and signs:** Though Ms. Hall was not present it was reported that a sign offering direction to public parking off of Strand Street was posted at the corner of Prince and Strand Streets.
- **Rodent Abatement Code Amendment Process:** Pete Mensinger explained the process of how the City Code can be updated. He specifically pointed out that a code change or text amendment cannot be requested directly by a citizen. It has to be made in writing to a City Council member and then referred to the department in charge of the particular City Code in question. The Department will prepare the draft language and refer it back to City Council for action. This process can take approximately 2 -3 months to complete. In response to a Group member's question, it was noted that the Rodent Policy is posted on the Ad Hoc Group's web page.
- **ODBC Updates to Emilio:** Casey Frazier (JFW), project contractor, noted that he has provided an updated schedule to City staff as requested.
- **EYA to Provide Claims Protocol:** Adam Hayes (EYA) noted that the policy is in place and read through it. He stated that he would serve as the first primary contact. Adam in turn will forward a claims request to EYA's insurance manager, Tim Kraft. Adam requested that the complainant must provide their contact information, a brief description of the potential damage and photos. Tim Kraft, will send this information to EYA's insurance company. The insurance company will assign an adjuster to the case and the adjuster will schedule a site visit. The results of the site visit will get reviewed and will make a determination of liability to resolve the claim. A link to EYA's website will be posted on the Group's web page which will provide one with a summary of the protocol. To date a total of nine complainants have been contacted. Site visits have been scheduled for all of these.
- **Carr / Indigo Hotel Monthly Updates:** John Bordner reached out to Austin Flajser and the monthly updates will be resumed.
- **HOA Maps:** Staff posted this map to the Group's web page as requested. The map identifies the various civic and HOA associations in the Old Town area.
- **List of types of Construction Monitoring done as part of Construction:** Emilio Pundavela created this list and distributed paper copies to each Ad Hoc member. The list will also be posted to the web page. This list provides up to 13 different types of activities that the City monitors. Next to each activity it provides whose responsibility it is to do the monitoring and provides contact information for a specific staff member.
- **Bike Detours Signs:** Emilio Pundavela addressed this issue by noting that the City has created an alternate route for bicyclists who want to avoid the construction along

Union Street. The sign(s) noting this change are being made and will be posted as soon as they are ready. The proposed alternate route will take bike riders off Union between Cameron Street and Wolf Street by using Royal Street.

3. **Construction Schedule Updates on Waterfront Projects**

- Updates on various projects are as follows:
- **ODBC:** Casey Frazier with JFW Inc. (CFrazier@jfwc.com or at 301.672.7084) provided the project update. He noted that they tested the ground for auger cast piles have determined that the soil conditions are too soft to use this process. They are research alternative approaches and have determined that the use of driven steel H-piles will be used instead. He noted that there is no other real alternative. Vibration monitoring will take place and preconstruction surveying of surrounding properties will take place. Mr. Frazier noted that since there is no rock and the soil being so soft will result in minimal vibration from the pile driving. Permit revisions are planned for tomorrow. A total of 40 piles are planned and will take a week or two to complete.

Concerns were expressed about the accumulated impact of the various projects on neighboring properties. Mr. Frazier noted they planned to survey properties within about 150 feet. Group members asked that the same 250-foot distance be used (same as Carr and EYA) for determining which properties are included in the preconstruction surveys.

- **Robinson Terminal South:** Adam Hayes noted that EYA sent out the last update last week. He reported that they are almost done with the demolition work and that the crushing is to end this week. He noted that the retaining wall is under way at the perimeter of the site but noted that it will be temporary. Vibration monitoring continues with a total of 10 monitors. Only low readings have been recorded from the monitors and this information has been shared with the City. Test pits for existing utilities in Union, Duke and Wolfe Streets is expected to begin in the next two weeks or so. Some lane closures with flagman are planned.

Of the 10 monitors, 5 of them have been placed on historic properties. To date 128 properties have been surveyed out of 156 identified for surveying. Air quality monitoring will be coming to an end with the end of the demolition work. This monitoring will return when excavation begins. In another two to three weeks barging operations are expected to begin. Details of this operation will be provided to the City with a diagram showing how it will be set up. Dust mitigation will be occurring during this process. The soil that will be brought in will be compacted which will create vibration. The compaction work will take about one to two weeks. Archaeology will occur over the winter after the barging operation has been completed. Archaeology will be using a series of test trenches as part of their investigations. Little other work is planned on site until April or later. Undergrounding of utilities will take place during this time at the perimeter of the

property. Weekly updates will continue during the winter to keep neighbors informed of what will be going on.

- **Windmill Hill Park Shoreline Rehabilitation:** Jack reported that a construction firm has been recommended for selection. Staff is working with Procurement to award a contract. A community meeting is anticipated to occur in advance of the start of any construction. Construction is not expected before early to mid-November.
- **Carr / Indigo Hotel:** Pete Mensinger noted that the contractor sent out an update recently and will continue to do so. He reported that outdoor finishes are wrapping up on two of the four elevations and scaffolding will be removed from Union Street next week. Masonry work continues on the north and south sides of the building. Interior inspections have started for insulation and sheet rock will begin shortly thereafter. Carr expects that the hotel will open sooner than expected - in March or April.
- **211 Strand:** Dirk Geratz provided information on a new concept site plan application to build a mixed use building on this site. He noted that a link will be added to the Waterfront Commission web site that shows the proposal. He reported that a total of 18 condo units are planned along with about 2,000 square feet of retail space. The building will be five stories with a height of 50 feet. Parking will be provided at grade within the building.
- Randy Randol, a resident in attendance, asked if there is a violation of the site plan, can T&ES issue a stop work order? Bill Skrabak said if the developer is violating something that was approved by the City a stop work order could be sought as a remedy. Mr. Randol said any delay in response was a problem as was the case of RTS. Mr. Randol asked if there is a written agreement from EYA based on their commitment made during the August 19 meeting that additional measures would be taken to monitor vibration, including a lower limit for vibrations in the historic district as requested by Mayor Silberberg. Mr. Skrabak said no.
- John Bordner advised this would have to be addressed as a follow up item for the next meeting and asked Bill Skrabak to look into the matter.

4. **Website Overview:**

Jack Browand provided an overview of the Group's web site by walking them through the web pages dedicated to the Ad Hoc Group which contain a wealth of information. He reminded everyone how to get to the website (www.alexandriava.gov/82590) and noted that it is located under the Waterfront Commission's web page. He walked through the different features and how to navigate the pages. He noted the location of the various construction projects including links to the contractor's site.

5. **Ad Hoc Communications:**

John Bordner reported on three additional items:

1. First he referred to a draft of a small flier that will be used to share the various points of contact related to waterfront construction that may be useful to the public. Mr. Bordner asked that each of the Ad Hoc members review the draft and share their comments or edits with him. He noted that he may add an image so that it looks more professional. He expects the overall size will be that of a postcard. City staff offered to confirm if the City seal could be used on the flier.
2. He also reported that Mark Jinks has communicated to him that staff resources to the Group is stretched to the maximum and that the Group needs to minimize staff time and increase efficiencies. He requested that Ad Hoc members funnel special requests for information of the sites through him to limit the number of direct staff contacts. This will also aid in limiting FOIA requests which are extremely time consuming. Mr. Bordner also asked that items requested to be placed on a meeting agenda be funneled through him as well. He in turn will share those with City staff.
3. John Bordner also reported that interest had been expressed to have the Ad Hoc Group meetings video-recorded. Pete Mensinger reported that the City Manager's Office (CMO) direction to staff was that the City would not be providing video-recordings of meetings. The CMO's office advised that there is no budget for the additional equipment and staff member needed to operate the equipment. Pete also advised that Ad Hoc group was created by the former city manager and for twenty-two (22) months, City staff have committed countless hours, preparing and working with the Ad Hoc members and developers in an effort to work together on resolving issues and finding solutions, related to waterfront construction. City staff will continue producing meeting notes, editing as requested and keep the City website up to date with pertinent information. No further action taken on this issue.

6. **Next Steps /Action Items**

- RTS – Staff will research to see what is documented with regard to EYA's commitment to the monitoring.
- RTN – Staff will follow up to see what the status of soils analysis is.
- John Bordner will confirm that Casey Frazier and Adam Hayes are officially appointed to the Group.
- Jack Browand will research to see if more Permit Tracker information can be added to the web page.
- John Bordner will complete the draft of his flier and send it out to the other Group members.
- City staff will coordinate with Adam Hayes to evaluate the desire to keep the vibration monitors in place even during the winter months when limited construction is expected.

7. **Next Meetings**

- **Ad Hoc Group Meetings: November 7 and December 5 at 5:30 pm**
- **Oct. 13th Waterfront Commission Marina Subcommittee Meeting at 5:00 pm**

- **Oct. 18th Waterfront Commission Meeting at 7:30 am**

Meeting adjourned at 6:00pm.

Making Complaints

- Call the HELP line: **703.746.HELP** or use the City's *call.click.connect* link on the main City webpage.
- Contact: Emilio Pundavela P.E., **571.221.8309** or via email at: **Emilio.Pundavela@alexandriava.gov**
- Department of Emergency Communications (Non-emergency Crime / security issues) **703.746.4444**